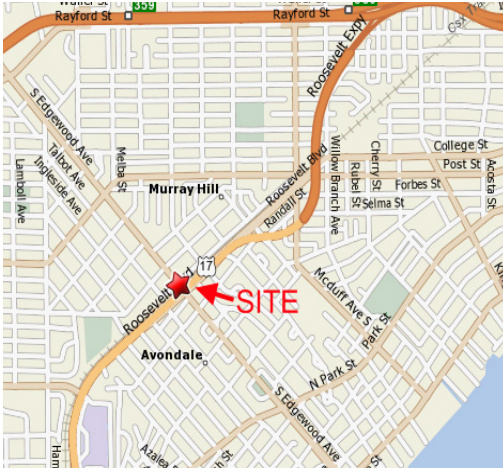


Edgewood Avenue Square



1198 Edgewood Avenue South, Jacksonville, FL 32205

LOCATION ZONE: WESTSIDE/ORANGE PARK



“Main Street” feel

Close to historic Avondale and Murray Hill neighborhoods

Murray Hill area is growing in popularity with on-going entertainment and hipster restaurants and retail

Front facing Edgewood Avenue

Additional parking behind the building

TENANTS

- Stout Snug
- Wok N’ Roll

LEASING CONTACT

Derek Logue

904-832-0050

dlogue@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



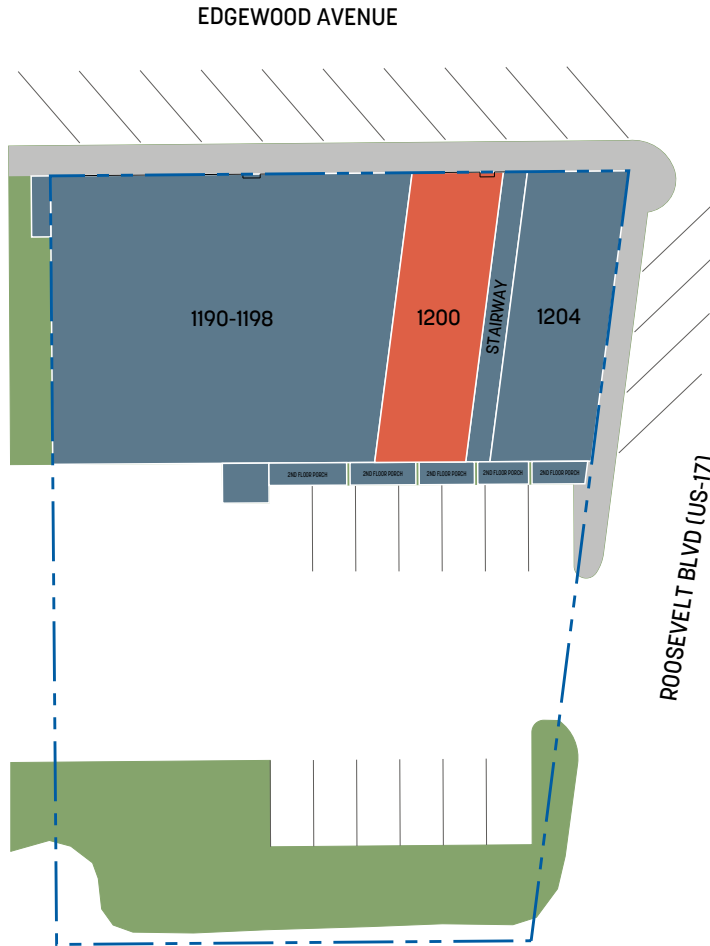
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,357	69,609	187,079
2025 Population Projected	16,787 1.9%	76,434 2.0%	204,465 1.9%
Income	\$76,741	\$65,098	\$61,794
Households	7,682	31,719	79,763
Median Age	38.1	36.7	37.8

SITE SUMMARY

TENANT	ADDRESS	SIZE
STOUT SNUG	1190-1198	3,948 sf
<i>AVAILABLE (19' x 62')</i>	<i>1200</i>	<i>1,160 sf</i>
WOK N' ROLL	1204	1275 sf

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.